

20150608000187950
06/08/2015 08:11:02 AM
DEEDS 1/3

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Daniel Howell
2072 Highview Way
Calera, Alabama 35040

Assessor's Parcel Number: 228274002001.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00), to the undersigned GRANTOR, **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2, by Ocwen Loan Servicing, LLC as attorney in fact**, whose mailing address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and **SPECIALLY WARRANT** unto **Daniel Howell, a married person and Jacob Tubbs, a single person, as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 2072 Highview Way, Calera, Alabama 35040, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 984 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 15A AND 15B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 2072 Highview Way, Calera, Alabama 35040

Source of Title. Ref.: Deed: Recorded October, 29, 2014; Doc. No. 20141029000341110

Date of Sale: May 19, 2015

Total Purchase Price: \$117,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further **SPECIALLY WARRANTS** and agrees to **FOREVER DEFEND** all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or

assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date 4/27/2015 Printed Name: Jami Dorobiala
Signature: [Signature]

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 27 day of April, 2015.

Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

Jacqueline S. Michaelson

Jacqueline S. Michaelson

Contract Management Coordinator

Printed Name & Title

By: [Signature]
Jami Dorobiala Contract Management Coordinator

Printed Name & Title

STATE OF Florida
Palm Beach COUNTY

I, Guirlene Dolcine, a Notary Public in and for said County, in said State, hereby certify that Jami Dorobiala, whose name as Contract Management Coordinator of **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she, as such ~~officer~~ and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

NOTARY STAMP/SEAL

Personally Known To Me

* Signor [Signature] 4/27/15

Given under my hand and official seal of office this 27 day of April, 2015.



[Signature] **Guirlene Dolcine**

NOTARY PUBLIC

My Commission Expires: 11/16/2017

POA recorded simultaneously herewith

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Wells Fargo Bank, National Association as Trustee	Grantee's Name	Daniel Howell and Jacob Tubbs
Mailing Address	1000 Abernathy Road NE Suite 200 Atlanta, GA 30328	Mailing Address	2072 Highview Way Calera, Alabama, 35040
Property Address	_____	Date of Sale	04/15/2015
	_____	Total Purchase Price	\$117,000.00
	_____	or	
	_____	Actual Value	\$ _____
	_____	or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 06/01/2015

Print RAVIKUMAR MALAABBA

Unattested

Sign

Ravikumar
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2015 08:11:02 AM
\$45.50 DEBBIE
20150608000187950

Form RT-1



[Signature]